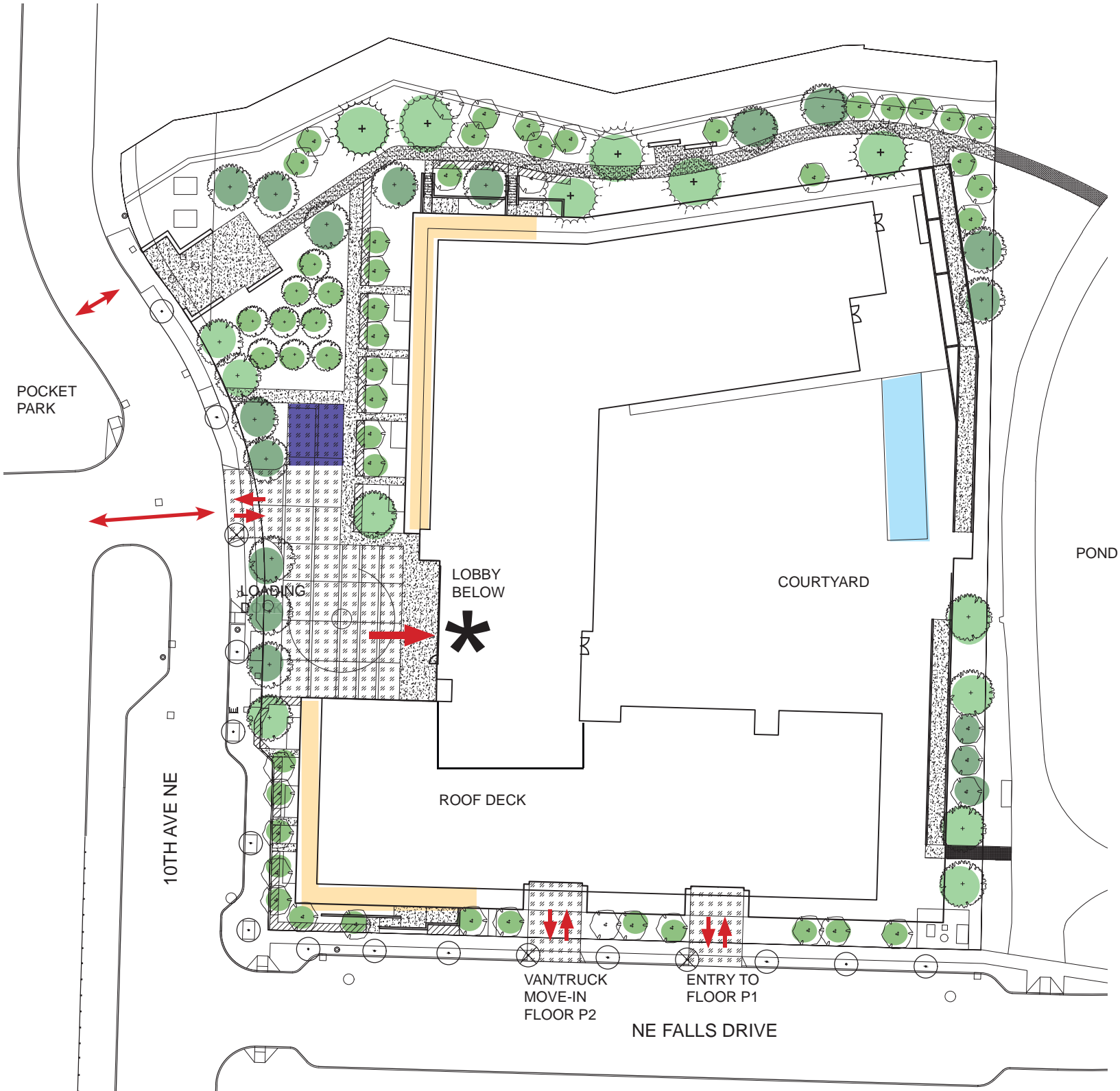


Issaquah Highlands - Block 19

ASDP/ SDP PRE-APPLICATION: BUILDING PLANS, MASSING AND ARCHITECTURAL CHARACTER



SITE PLAN

ISSAQUAH HIGHLANDS- BLOCK 19
Issaquah, WA

January 10, 2017

SITE PLAN GOALS:

- ALIGN WOONERF TURN-AROUND WITH NE FRANKLIN DRIVE
- LOBBY TO BE LOCATED OFF OF 10TH AVE NE
- PROVIDE TOWNHOUSE PUBLIC/PRIVATE SPACE ALONG SIDEWALK OR BUILDING EDGE
- CONNECT TRAIL AT WETLAND BUFFER TO SIDEWALKS AND POND TRAIL
- POOL TO BE LOCATED AT THE NORTHEAST CORNER OF THE SITE. PORTION OF THE POOL TO BE LOCATED UNDERNEATH THE FOURTH STORY. POOL TO CONTAIN BOTH LAP AND CHILDREN PLAY AREA WITH SMALL WATERFALL
- COURTYARD TO BE LOCATED ABOVE GRADE, WITH LANDSCAPING BERMING THE COURTYARD PODIUM
- GARAGE ENTRY TO BE LOCATED OFF OF NE FALLS DRIVE. TRASH COLLECTION AND UTILITY TO BE LOCATED NEAR GARAGE ENTRY

KEY PLAN

- AMENITY
- ROOF DECK
- TOWNHOUSE UNITS
- PARKING
- POOL



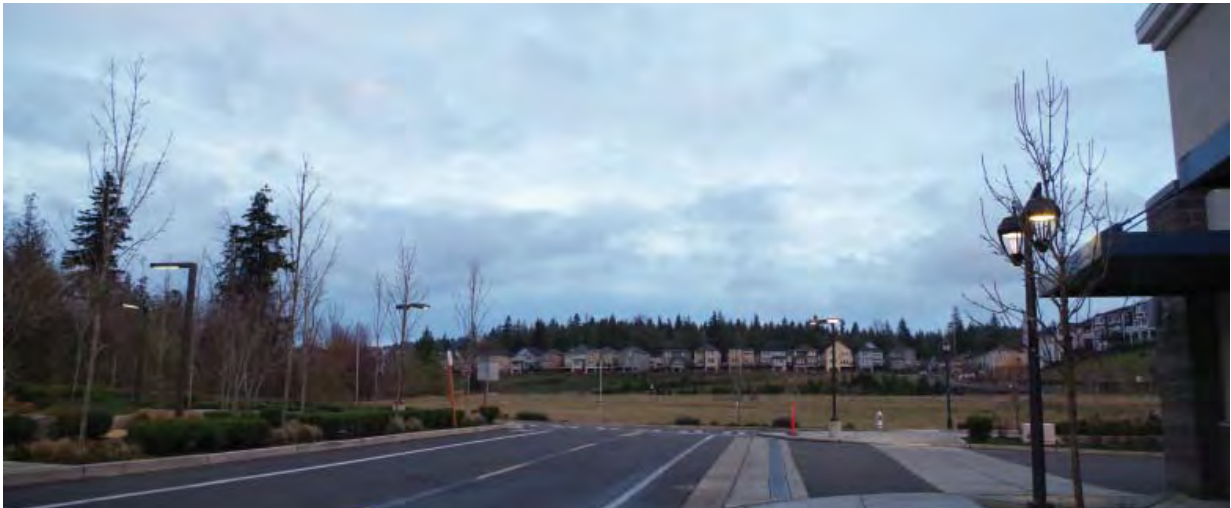
PANORAMA: LOOKING EAST AT THE POND



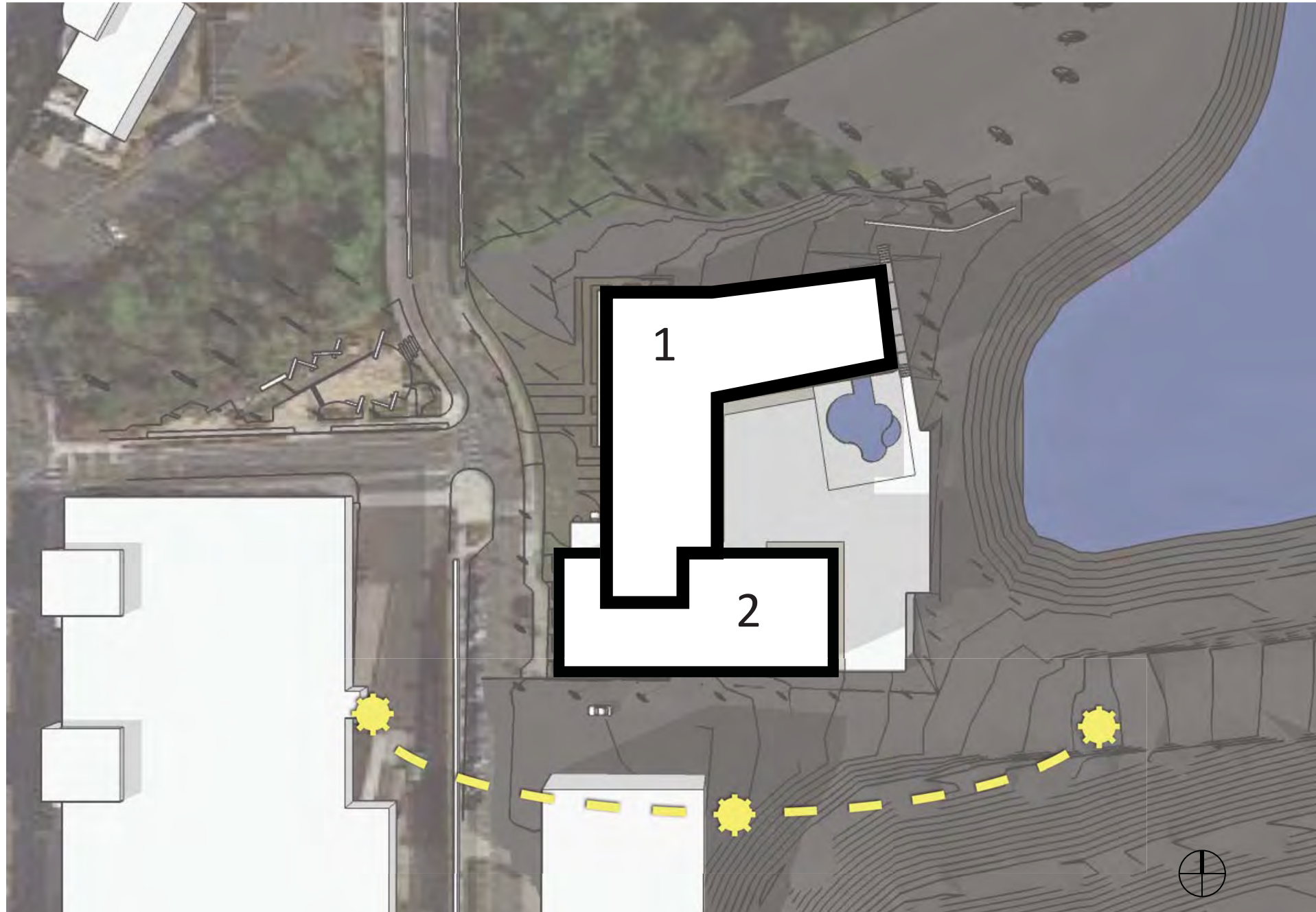
PANORAMA: LOOKING SOUTHEAST ONTO THE SITE



SITE PHOTO: LOOKING EAST FROM POCKET PARK



SITE PHOTO: LOOKING EAST FROM FRANKLIN DRIVE AND RETAIL

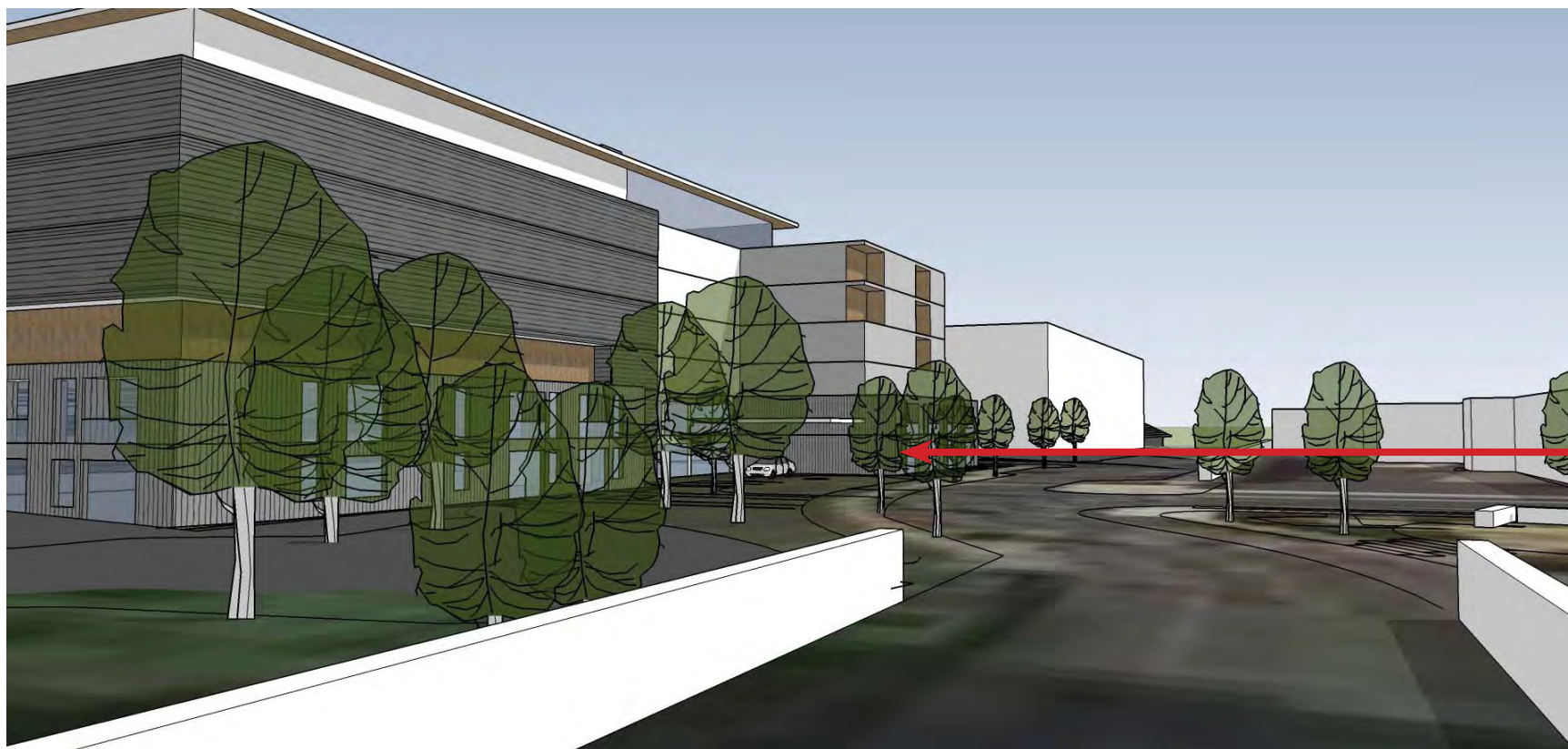


FORM 1

- AN ORGANIC FORM THAT INTERACTS WITH THE POCKET PARK TO THE WEST, WETLAND TO THE NORTH, AND POND TO THE EAST
- FORM 1 "HUGS" THE WETLAND TRAIL AT THE NORTH OF THE SITE
- IT FORMS THE COURTYARD WHICH IS AN OPEN "STAGE" FOR THE SINGLE FAMILY HOUSES ON THE HILLS
- FORM 1 SETS BACK AT THE WEST TO ALLOW FOR A PORTE-COCHERE ENTRANCE AT THE LOBBY WITH CONNECTIONS TO THE POCKET PARK ACROSS THE STREET
- FORM 1 "LOCKS" INTO FORM 2 AT THE TOP STORY

FORM 2

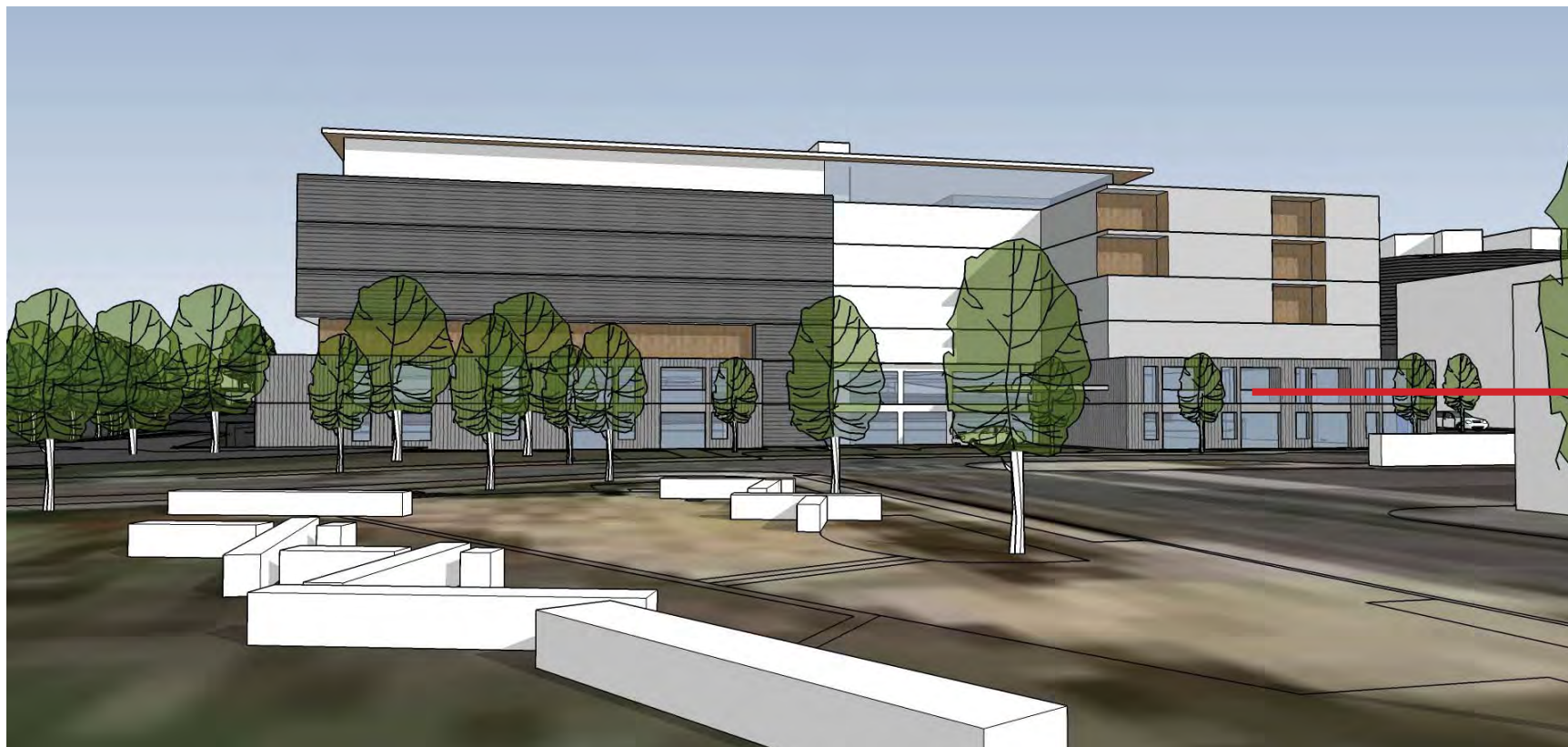
- A RECTANGULAR FORM WHICH ADDRESS THE ADJACENT RETAIL BUILDINGS INCLUDING THE LOADING DOCK TO THE WEST, NEW DEVELOPMENT TO THE SOUTH, AND A HILL TO THE NORTH
- FORM 2 IS ONE LEVEL LOWER THAN FORM 1 AND CONTAINS THE ROOFTOP DECK AMENITY
- FORM 2 COMPLETES THE COURTYARD WHILE SETTING BACK TO ALLOW FOR ADDITIONAL SOUTHERN EXPOSURE ON FORM 1 AT THE COURTYARD



VIEW FROM CAR



SITE PHOTO: DRIVE FROM TOWNSHIP TO SITE



VIEW FROM POCKET PARK



INSPIRATION IMAGE

SIMPLE AND CLEAR RHYTHM OF WINDOWS AND BALCONIES AT THE TOWNHOUSE LEVELS ON THE GROUND FLOOR. TOWNHOUSES WRAP THE PARKING GARAGE.

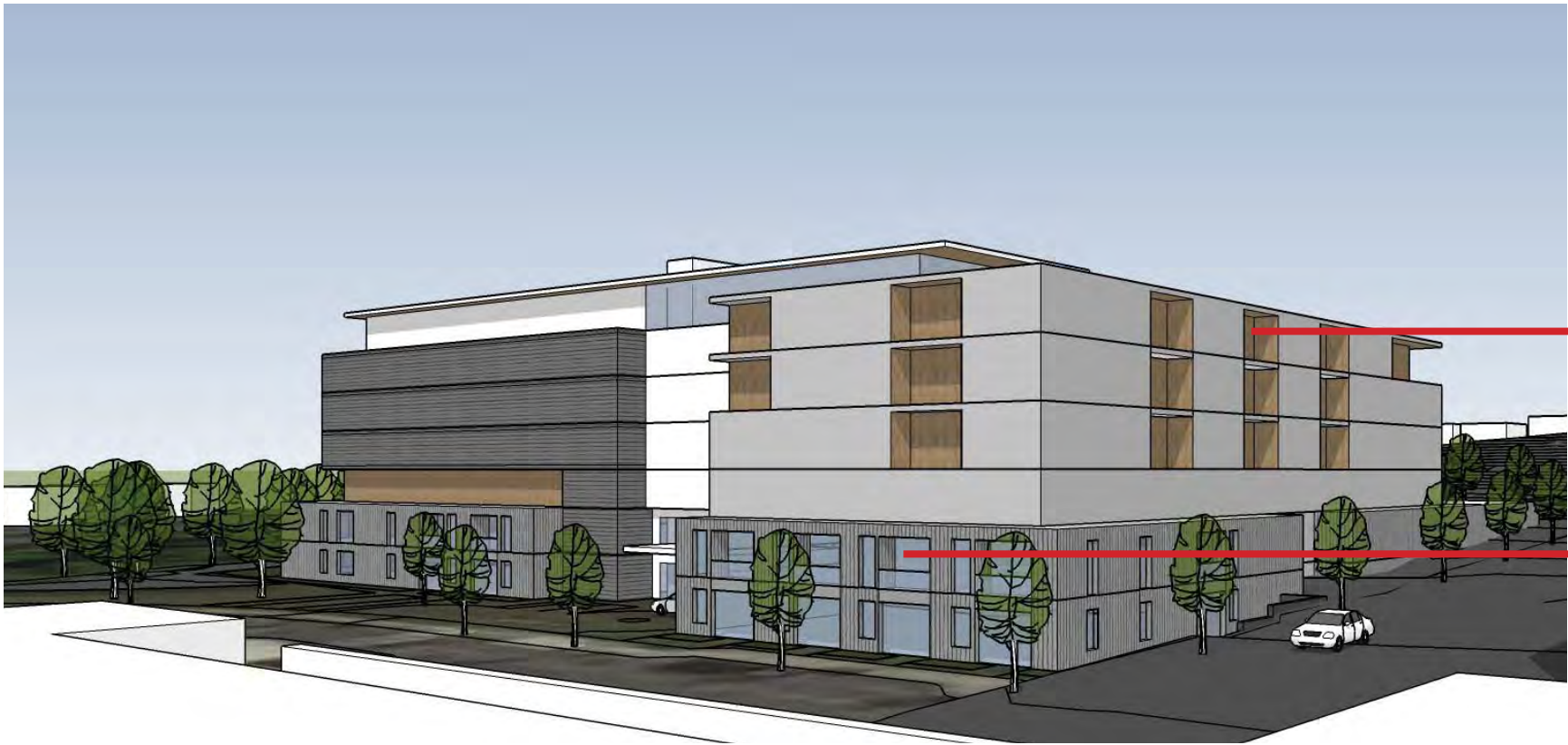


WEST ELEVATION

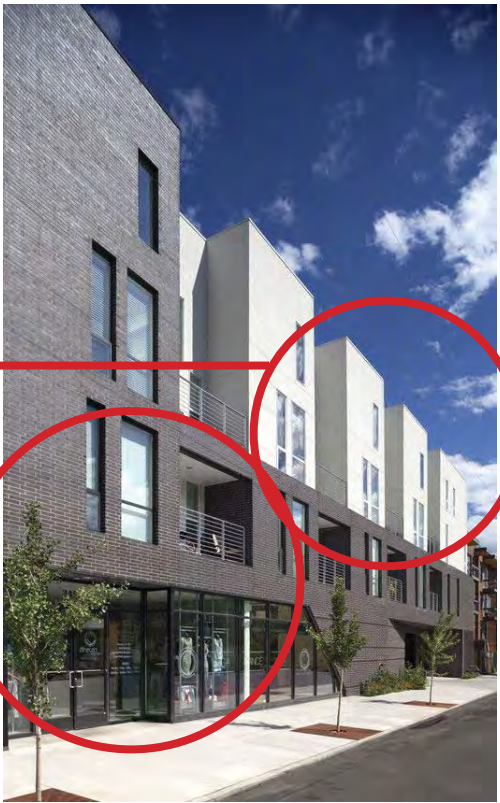


PROVIDE VOIDS AND DECKS AT UPPER STORY TO INCREASE VIEWS OF THE SURROUNDING LANDSCAPE AND PROVIDE LIVABLE OUTDOOR SPACE

INSPIRATION IMAGE



STREET CORNER VIEW



VOLUME, REPEAT PATTERN
INSET DECKS

INSET BALCONIES AT TOWN
HOUSES ON SECOND FLOOR

INSPIRATION IMAGE

ISSAQUAH HIGHLANDS- BLOCK 19
Issaquah, WA

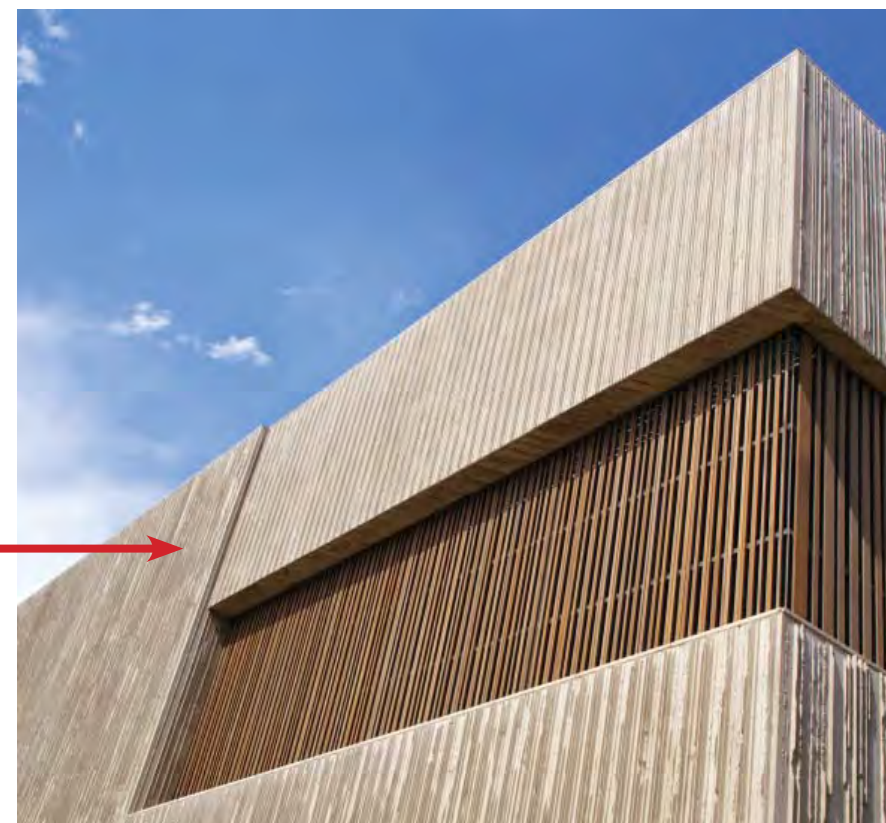
January 10, 2017

1401 West Garfield Street
Seattle, WA 98119
Phone: 206-782-8208



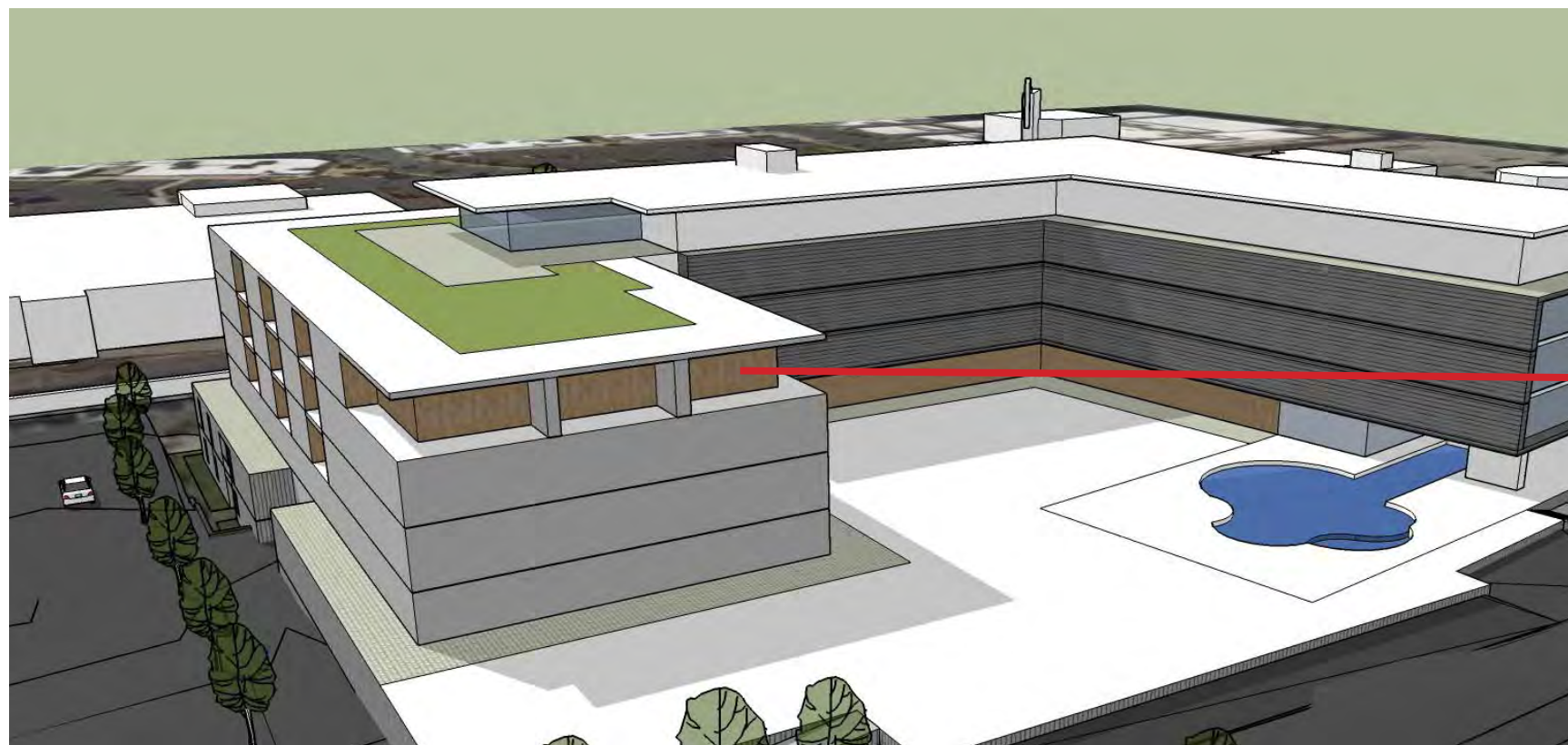


SOUTH ELEVATION



VERTICAL BOARD FORMED CONCRETE AT PODIUM LEVEL. PROVIDES A DURABLE FINISH AND STRONG BASE AT THE CORNER OF NE FALLS DRIVE AND 10TH AVE NE.

MATERIAL: BOARD FORMED CONCRETE



VIEW ABOVE AT SOUTHEAST CORNER



WOOD AT CORNERS AND EDGES AT IN-SET BALCONIES

INSPIRATION IMAGE

ISSAQUAH HIGHLANDS- BLOCK 19
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CLARK
DESIGN GROUP PLLC

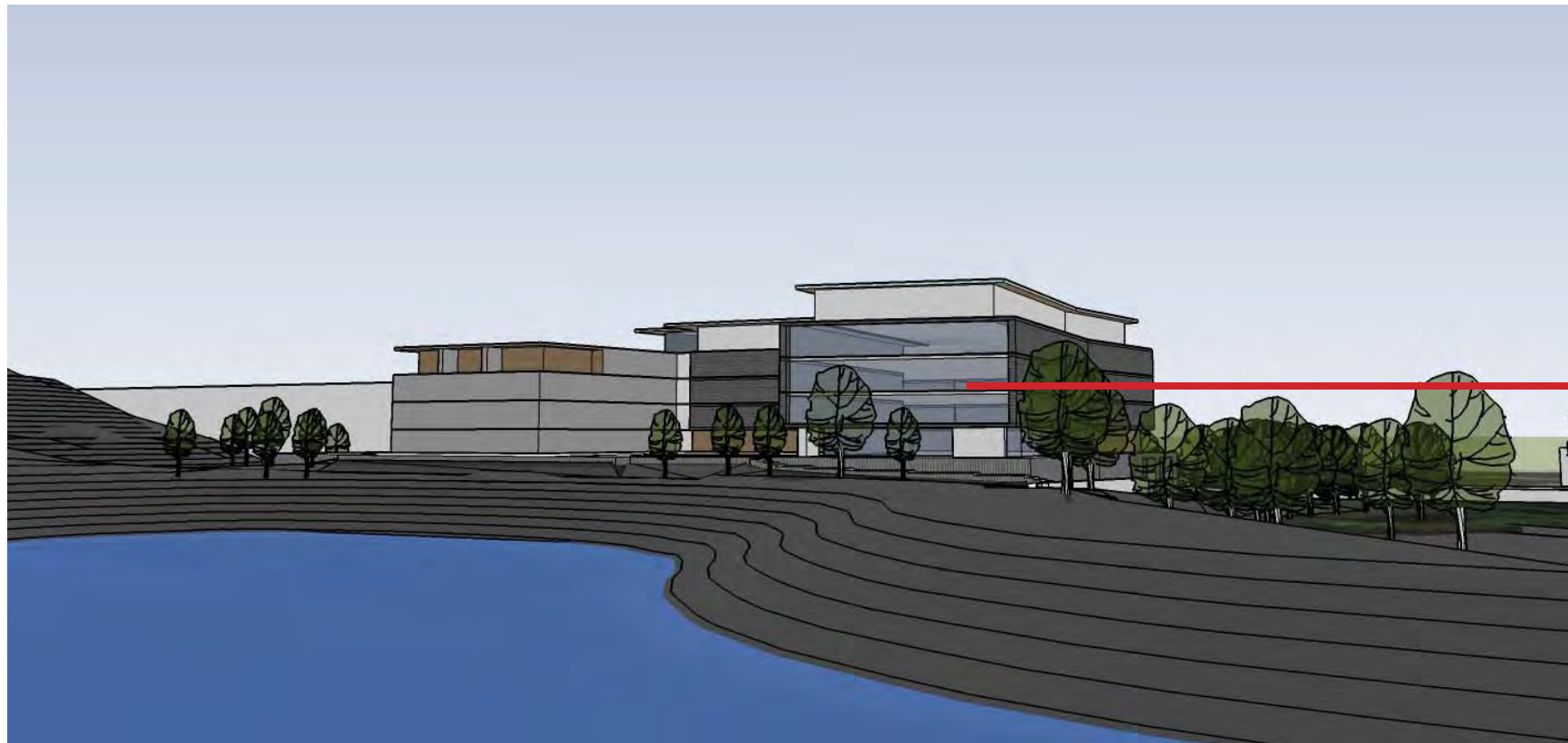


EAST ELEVATION



PROVIDE 3-LEVEL FRAME
AT END OF VOLUME FACING
THE POND. THIS CREATES
A WINDOW TO THE SUR-
ROUNDING LANDSCAPE

INSPIRATION IMAGE

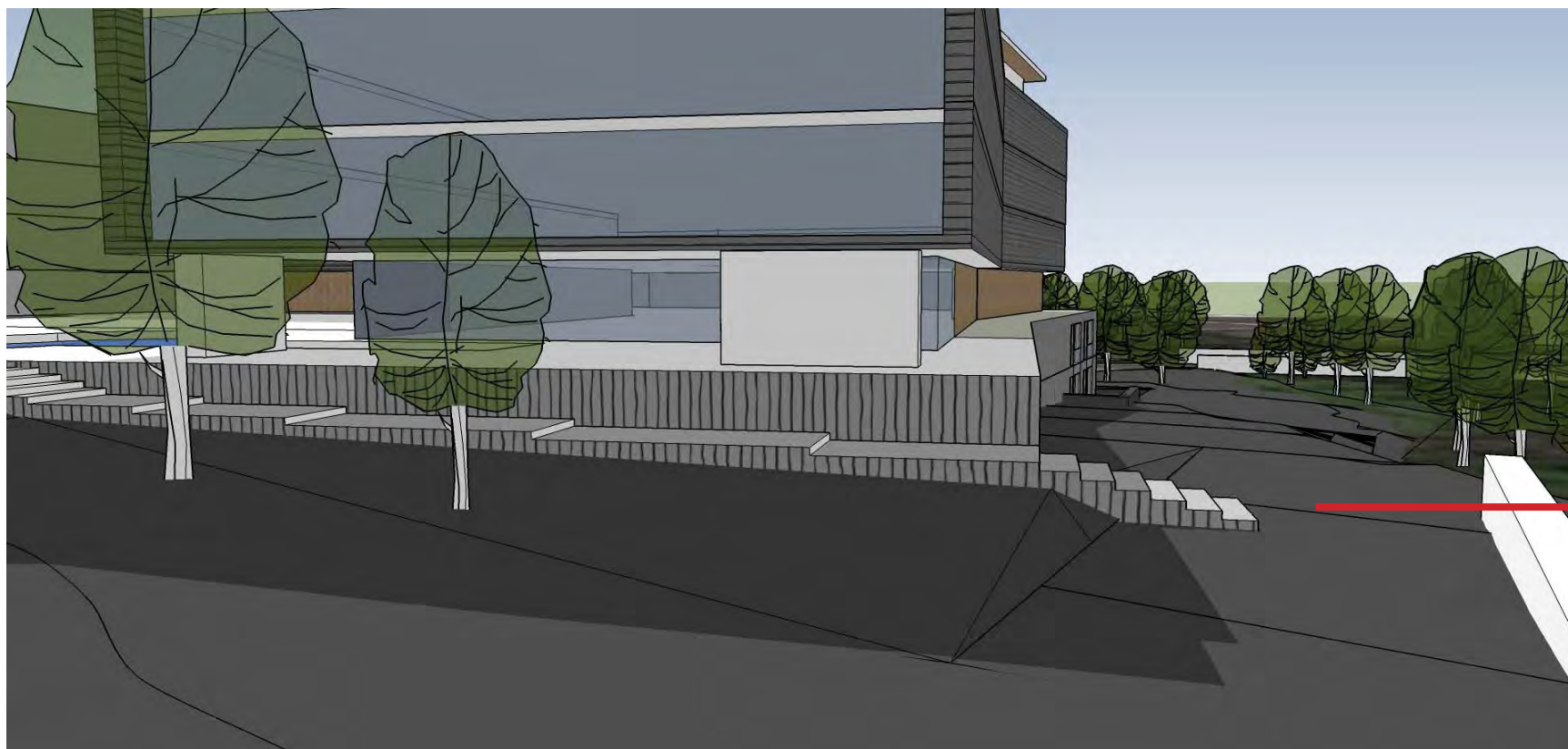


VIEW FROM POND



THREE PART VOLUME WHICH INCLUDES: BASE, FRAMED MIDDLE PORTION, AND
TOP WITH A SETBACK AND EAVE.

INSPIRATION IMAGE: MOCCA



VIEW AT TRAIL



NORTH ELEVATION

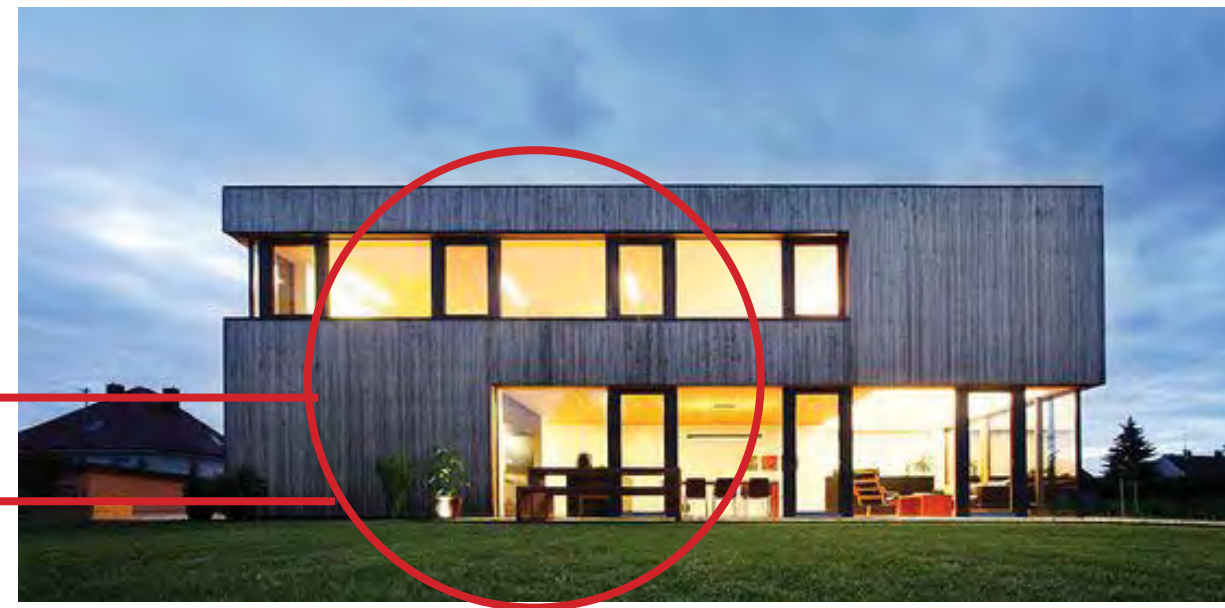
ISSAQUAH HIGHLANDS- BLOCK 19
Issaquah, WA

January 10, 2017



STEP DOWN TO TRAIL ACCESS
ALONG THE NORTHERN PROPERTY
LINE. PROVIDE RETAINING WALLS
AND LANDSCAPING, AS WELL AS
SECURITY LIGHTING FOR SAFETY
ADJACENT TO THE BUILDING AND
ALONG THE WETLANDS.

INSPIRATION IMAGE



GLAZING AT THE AMENITY SPACE (FITNESS, LOUNGE, AND RESTROOMS) AT THE
COURTYARD LEVEL AND AT THE TOWNHOUSES TOWARDS THE WEST OF THE
SITE.

INSPIRATION IMAGE

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NORTH ELEVATION



INSPIRATION IMAGE

WINDOWS AND THE EXTERIOR MATERIAL WILL PROVIDE AN ORGANIC RHYTHM THAT WRAPS THE CORNER. THIS FACADE FACES THE POCKET PARK TO THE WEST, THE WETLANDS TO THE NORTH, AND THE POND TO THE EAST.



VIEW ABOVE FROM NORTHWEST



INSPIRATION IMAGE

VOLUMES SET IN AND OUT PROVIDE OUTDOOR LIVING SPACES AND DECKS ON MULTIPLE STORIES OF THE PROJECT.

ISSAQUAH HIGHLANDS- BLOCK 19
Issaquah, WA

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ENTRY GROVE



POPULUS TREMULOIDES / QUAKING ASPEN
(SUMMER /FALL & TRUNK COLORS) ‡



NATIVE & SMALL TREES



OXYDENRDRUM ARBOREUM /
SOURWOOD



CHAMAECYPARIS OBTUSA
/ HINOKI CYPRESS



PARROTIA PERSICA / PERSIAN IRONWOOD



AMELANCHIER X GRANDIFLORA /
SERVICEBERRY * ‡



CARPINUS BETULIFOLIUS
'FRANS FONTAINE' * ◇



CORNUS KOUZA 'CHINENSIS' /
CHINESE DOGWOOD

NORTHWEST NATIVE EVERGREEN TREES



THUJA PLICATA "GREEN SPORT" /
GREEN SPORT CEDAR * ‡



TSUGA MERTENSIANA / MOUNTAIN
HEMLOCK * ‡



PSEUDOTSUGA MENZIESII/
DOUGLAS FIR * ‡



PINUS CONTORTA 'CONTORTA' /
SHORE PINE ‡

NORTHWEST NATIVE SHRUBS



SYMPHORICARPOS ALBUS /
SNOWBERRY * ‡



GAULTHERIA SHALLON / SALAL



SWORD FERN
POLYSTICHUM MUNITUM ‡



KINNIKINNICK
ARCTOSTAPHYLOS UVA-URSI * ◇ ‡

PLANTING DESIGN STRATEGY

1. INCORPORATE NATIVE PLANTS FROM WETLAND INTO INFORMAL PLANTING AREAS AT TRAIL AND GATHERING AREAS.
2. BUFFER PUBLIC TRAIL AND STREET CONNECTION ON 10TH AVE NE FROM BUILDING LOBBY, DROP-OFF AND TURNAROUND WITH A GROVE OF TREES WITH FORMALIZED NATIVE UNDER-STORY PLANTING.
3. UTILIZE NATIVE, ADAPTIVE AND DROUGHT TOLERANT PLANTS IN MORE FORMAL DESIGN AT URBAN CONDITIONS, BUFFERING AND SCREENING RESIDENTIAL UNIT OUTDOOR SPACES.
4. USE A MIX OF EVERGREEN AND DECIDUOUS VINES, SHRUBS AND TREES TO SOFTEN RETAINING WALLS AT GRADE.

* - Species on Issaquah Highlands Architectural Review Committee Recommended Plant List
◇ - Drought Tolerant Species
‡ - Pacific Northwest Native Species

SHRUBS - ADAPTED AND DROUGHT TOLERANT



LONICERA PILEATA/
BOX LEAF HONEYSUCKLE ◊



CORNUS SERICEA 'KELSEYI' /
KELSEY'S DWARF RED-OSIER
DOGWOOD



MAHONIA X MEDIA 'CHARITY' /
'CHARITY' MAHONIA ◊



GARRYA ISSAQUAHENSIS 'PAT
BALLARD' / 'PAT BALLARD' SILKTASSEL



EUPHORBIA X ROBBIAE/
'ROBB'S BONNET' (ACCENT PLANT) ◊



ATHYRIUM FILIX-FEMINA / LADY FERN



ADIANTUM PEDATUM /
MAIDENHAIR FERN



BLECHNUM SPICANT/
DEER FERN



MEXICAN FEATHER GRASS
NASSELLA TENUSSIMA ◊



BRONZE SEDGE
CAREX COMANS 'BRONZE FORM' ◊



RUBUS CALYCINOIDES 'EMERALD
CARPET' / CREEPING BRAMBLE



CEANOTHUS GLORIOSUS 'POINT
REYES' / POINT REYES CEANOTHUS ◊



EUPHORBIA MYRSINITES /
DONKEYTAIL SPURGE ◊



LAVENDER
LAVANDULA ANGUSTIFOLIA ◊



THYME
THYMUS VULGARIS ◊



ROSEMARY
ROSMARINUS OFFICINALIS ◊

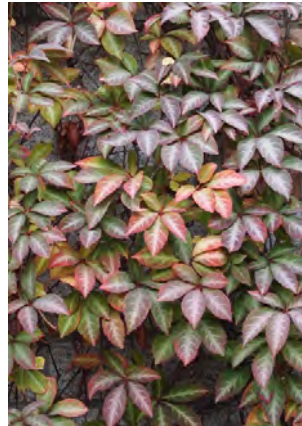
CLIMBING VINES



PARTHENOCISSUS
QUINQUEFOLIA / VIRGINIA
CREEPER SUN ◊



CLEMATIS ARMANDII
'SNOWDRIFT' ARMANDII GROUP
/ EVERGREEN CLEMATIS ◊



PARTHENOCISSUS HENRYANA /
SILVERVEIN CREEPER ◊



PARTHENOCISSUS
TRICUSPIDATA/
BOSTON IVY ◊



HYDRANGEA INTEGRIFOLIA
EVERGREEN HYDRANGEA VINE



HYDRANGEA PETIOLARIS/
CLIMBING HYDRANGEA



HUMULUS LUPULUS 'AUREUS' /
GOLDEN HOP VINE ◊

- PLANTING DESIGN STRATEGY CONTINUED.
5. INCORPORATE ISSAQUAH HIGHLANDS GUIDELINES AND PLANTS FROM THE RECOMMENDED PLANT LIST, EXPANDING IT TO RESPOND TO EXISTING STREET TREES, STREET-SCAPE PLANTING AND ADJACENT NEIGHBORHOOD PLANTING.
6. AT RESIDENTIAL UNITS, ESTABLISH STRUCTURE AND SYMMETRY AS WELL AS SEASONAL INTEREST WITH A VARIETY OF EVERGREEN PLANTS WHILE MAINTAINING VIEWS AND SIGHT LINES.
7. AT SLOPED LANDSCAPE AREAS PLANT 80% EVERGREEN SHRUBS AND GROUND COVERS TO MEET ISSAQUAH HIGHLANDS GUIDELINES AND PROTECT FROM SOIL EROSION.
8. UTILIZE DROUGHT TOLERANT AND ADAPTIVE SPECIES FOR ON-STRUCTURE PLANTING.

* - Species on Issaquah Highlands Architectural Review Committee Recommended Plant List
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‡ - Pacific Northwest Native Species

EXISTING CONDITIONS



EXISTING STREET TREES - EUROPEAN HORNBEAM



EXISTING POCKET PARK 10TH AVE NE & NE FRANKLIN DRIVE.

RESIDENTIAL PATIOS AT GRADE



PRIVATE PATIOS AT SIDEWALK



WOOD DECKS AT PRIVATE PATIOS

GROVE AND DROP-OFF



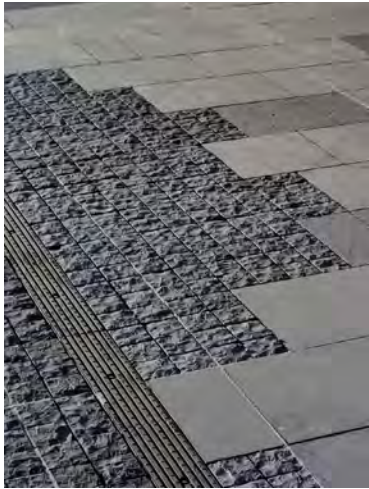
GROVE CHARACTER AT DROP OFF



MATERIALS



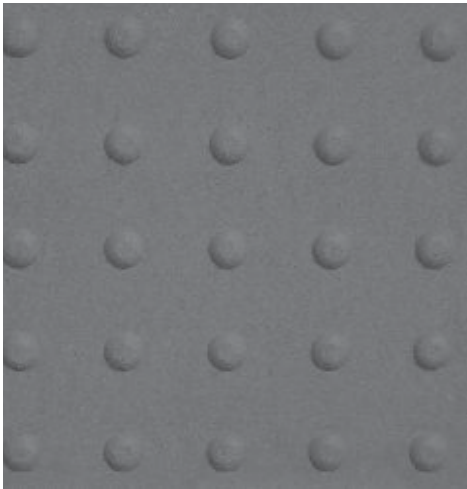
SPECIAL PAVING AND MIXED HARD-SCAPE MATERIALS



NATURAL CONCRETE



SANDBLAST FINISH, SPECIALLY-SCORED CONCRETE



DETECTABLE WARNING PAVERS

LANDSCAPE ARCHITECTURE DESIGN STRATEGY

1. TO CREATE A SENSE OF ARRIVAL AND 'PLACE' AT THE EXTERIOR LOBBY AREA A SERIES OF SCORED AND COLORED CONCRETE BANDS RESPOND TO THE CADENCE OF THE ARCHITECTURE.
2. THE DRIVEWAY WILL BE A SIMPLE, FLUSH BAND OF CONCRETE. THIS WILL ALLOW FOR A FREE-FLOW OF PEDESTRIAN MOVEMENT WITHOUT EXTENSIVE CURB CUTS AND WARPING OF GRADES. PEDESTRIANS WILL BE PROTECTED THROUGH THE USE OF BOLLARDS AND CAREFULLY SITED FURNISHINGS. DETECTABLE WARNING PAVER'S WILL INDICATE TO BOTH DRIVERS AND PEDESTRIANS WHERE THEY CAN SAFELY CROSS.
3. A FORMALIZED "GROVE" (THAT REFERENCES THE ADJACENT FORESTED RIPARIAN ZONE AT THE WETLAND) WILL SEPARATE THE PRIVATE PATIOS FROM THE STREET AND THE PUBLIC PARK-LET AND TRAIL. PLANTING HERE WILL CONSIST OF A SINGLE TYPE OF SPECIMEN TREE SPECIES AND A NATIVE UNDERSTORY OF LOW SHRUBS, FERNS AND/ OR DOGWOODS.
4. ON 10TH AVENUE THE EXISTING PLANTING AREAS WILL BE EXTENDED ALONG THE CURB. THIS WILL IMPROVE PRIVACY AT THE RESIDENTIAL UNITS ADJACENT TO THE SIDEWALK. EXISTING STREET TREES WILL BE PROTECTED AND A FORMAL DESIGN UTILIZING PRIMARILY NATIVE PLANTS AND DROUGHT TOLERANT EVERGREEN SHRUBS WILL PROVIDE A LUSH URBAN EDGE TO THE SITE, WHILE PROTECTING SIGHT LINES INTO AND OUT OF THE BUILDING.
5. PRIVATE PATIOS ARE BUFFERED FROM THE SIDEWALK AND PUBLIC SPACES WITH AMPLE PLANTING AT THE SIDEWALK AND 'GROVE' AND A COMBINATION OF CLIPPED HEDGES, PAIRED TREES AND LOW, EVERGREEN AND NATIVE PLANTING PROVIDE A LUSH, GREEN GROUNDPLANE BESIDE PRIVATE WOOD DECKS.



BIKE RACK



CAST IN PLACE CONC. BENCHES



BOLLARDS SEPARATING PEDESTRIAN AND VEHICULAR ZONES

SCREENING AT WALLS



GREENSCREEN AND VINES



LAYERED PLANTING



STEEL PLANTERS



LANDFORMS FOR PLAY



SCULPTURAL ELEMENTS FOR SEATING, SEPARATION OF FUNCTIONS AND PLAY FOR ALL AGES



COURTYARD AND ROOF AMENITIES CHARACTER



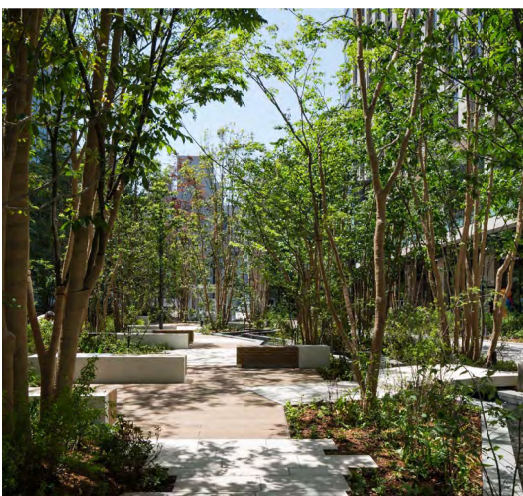
INTIMATE SPACES FOR YEAR ROUND USE



GATHERING



SEATING ELEMENTS



LANDSCAPE ARCHITECTURE DESIGN STRATEGY

6. (2) DRIVEWAYS AND CURB CUTS PROVIDE ACCESS TO THE PARKING GARAGE FROM NE FALLS DRIVE. (2) EXISTING TREES WILL BE REMOVED TO CREATE ROOM FOR THE 20' DRIVEWAYS. THE ARCHITECTURE ON THIS FACE OF THE BUILDING WILL BE ENHANCED WITH EVERGREEN AND DECIDUOUS VINES AND LUSH LAYERED NATIVE AND EVERGREEN PLANTING BESIDE PRIVATE WOOD DECKS.

7. UTILITIES AND INFRASTRUCTURE WILL BE SCREENED FROM THE SIDEWALK, IN A MANNER THAT COMPLIMENTS THE ARCHITECTURE AND MEETS THE ISSAQUAH HIGHLANDS GUIDELINES.

8. A SINGLE RESIDENTIAL UNIT WILL BE CONNECTED TO THE SIDEWALK WITH A 3' WALKWAY, SOME MINIMAL GRADE WILL BE HELD WITH A LOW RETAINING WALL AND A COMBINATION OF CLIPPED HEDGES, PAIRED TREES AND LOW, EVERGREEN AND NATIVE PLANTING WILL RELATE TO THE RESIDENTIAL PLANTING AT 10TH AVE NE.

9. A 5' TRAIL AND SMALL PARKLET WILL CONNECT THE EXISTING TRAIL AT THE CORNER OF FRANKLIN DRIVE NE AND 10TH AVENUE NE. THE PLANTING DESIGN WILL BE TRANSITIONAL BETWEEN FORMAL URBAN PLANTING AND NATIVE PLANTING RELATED TO THE EXISTING WETLAND.

10. PRIVATE PATIOS WILL BE CONNECTED TO THE TRAIL BY 3' WIDE PATHS.

10. MOUNDED LANDFORMS WILL PROVIDE OPPORTUNITY'S FOR INFORMAL PLAY AND WILL ENHANCE ARCHITECTURAL WALLS.

11. A SLOPING WALKWAY WILL PROVIDE A CONNECTION TO THE PRIVATE COURTYARD LEVEL AND THE EXISTING ADJACENT TRAIL. PLANTING AND SEATING OPPORTUNITIES WILL BE TERRACED ALONG THE EXTENTS OF THE WALKWAY, TO CREATE OPPORTUNITIES FOR RESIDENTS TO PAUSE AND ENJOY THE VIEWS ACROSS THE POND.

LANDSCAPE ARCHITECTURE DESIGN STRATEGY ON STRUCTURE

1. ADDITIONAL AMENITIES FOR RESIDENTS WILL BE DEVELOPED TO RESPOND TO THE ARCHITECTURE, CONTEXT AND VIEWS.